

**IVINS CITY
PLANNING COMMISSION
MINUTES
March 15, 2016
435-628-0606**

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Lance Anderson.

Staff Attending: Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience Attending: Dee Osborn, Jon Graf and Brandee Walker, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson disclosed he had two items on agenda, Taviawk and Indigo Trails. No other conflicts.

2) REPORTS AND PRESENTATIONS-None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Discovery Phase 2 Final Plat, located at approximately 200 E and 700 S. Walter Plumb-Applicant. Plumb Holdings LLC-Owner.

MOTION: Commissioner Bryan Pack moved to suspend rules and move Item B before Item A.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE

Kevin Rudd stated this plat is replacing the three vacating lots, so the new plat shows 10 lots now on Discovery Phase 2. The other plat had expired, but it has a six-month grace period to approve and they have until April 15th to approve this plat. All the subdivision improvements are in. Staff recommends approval. **Commissioner Bryan Pack** stated he does not have any concerns. **Commissioner Lance Anderson** inquired if it matches the original plan. **Kevin Rudd** stated yes.

MOTION: Commissioner Bryan Pack moved to approve Discovery Phase 2 Final Plat, located at approximately 200 E and 700 S. Walter Plumb-Applicant. Plumb Holdings LLC-Owner.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE

B. Discuss and consider approval of the Amended (vacating) Plat for Discovery Subdivision, located at approximately 200 E and 700 S. Walter Plumb-Applicant. Plumb Holdings LLC-Owner.

Kevin Rudd stated that this had been reviewed previously in 2014 and they delayed it and when final plat came they had both expired. We are reviewing it again so they can go ahead and record the final plat. There are no changes, everything is the same. They just need to go through the process. Staff recommends approval. It shows the three lots vacating. **Commissioner Bryan Pack** stated that he has no issues with the plat.

MOTION: Commissioner Bryan Pack moved to approve the Amended (vacating) Plat for Discovery Subdivision, located at approximately 200 E and 700 S. Walter Plumb-Applicant. Plumb Holdings LLC-Owner.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE

C. Discuss and consider approval of Indigo Trails Phase 1-A Final Plat, located at approximately 400 S. Hwy 91 Lance Anderson-Applicant. Cowichan/Kayenta Development-Owner.

Dale Coulam stated that the Ivins City rules of order state that we need a quorum to consider these two subdivisions tonight. Since Commissioner Lance Anderson is the applicant, he would need to step down and there would no longer be a quorum. We will automatically put it on the next agenda for lack of a quorum.

D. Discuss and consider approval of Taviawk Subdivision Phase XI-M, located at approximately 451 W Tearasinab. Lance Anderson-Applicant. Kayenta Development-Owner.

Dale Coulam stated that the Ivins City rules of order state that we need a quorum to consider these two subdivisions tonight. Since Commissioner Lance Anderson is the applicant, he would need to step down and there would no longer be a quorum. We will automatically put it on the next agenda for lack of a quorum.

E. Discuss proposed amendments to Ivins City Zoning Ordinance for Recreational Vehicle Resort.

Commissioner Adel Murphy inquired if we want to go forward or wait until Commissioner Mike Scott and Chairman Jeff Loris are present. **Dale Coulam** stated that the RV Resort field trip with Department Heads were during both weeks of Spring Break and so the RV Resort was not able to accommodate a visit. He added to the draft from the Virgin ordinance the number of showers, toilets, etc. and plugged those equations into the table. We need to do a definition of some terms but there were so many comments from Commissioner Mike Scott and Commissioner Adel Murphy that he needs more direction before proceeding further. **Commissioner Bryan Pack** stated that Commissioner Mike Scott has a large share of

these comments and he would prefer to wait. **Commissioner Adel Murphy** stated she also preferred Commissioner Mike Scott and Chairman Jeff Loris be here.

MOTION: Commissioner Lance Anderson moved to table Discussing proposed amendments to Ivins City Zoning Ordinance for Recreational Vehicle Resort.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE

F. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission March 1, 2016.

Commissioner Bryan Pack stated he had no corrections.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for Planning Commission March 1, 2016.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE

6) REPORTS--None

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE